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DEPARTMENT OF PLANNING AND LAND USE

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BOARD MINUTES **HISTORIC SITE BOARD** **October 17, 2005**

ADMINISTRATIVE ITEMS

ITEM 1 – ADMINISTRATIVE

A. Board Administrative Matters and General Information

- **Call to Order**
6:37 PM
- **Members Present:**
Paul Johnson
Vicki Estrada
Carmen Lucas
Margie Warner
- **Members Absent:**
Jim Royle
- **Other General Information**
None
- **Staff Present:**
Glenn Russell
Gail Wright
Donna Beddow

B. Conflict of Interest Declaration - None

C. Approval of September 19, 2005 Board Minutes

Vicki Estrada moved that the minutes of the 9/19/2005 meeting be approved.
2nd by Margie Warner.
Motion carried 2-0-1 (Paul Johnson abstained)

D. Reports:

- Letter from Office of Historic Preservation: Salk Institute to be considered for the National Register of Historic Places; site is in the City of San Diego.
- Letter from Office of Historic Preservation: Gregory Mountain to be considered for the National Register of Historic Places on Nov. 3, 2005. Site is within the unincorporated area of San Diego; the Gregory Canyon Landfill is at the base of this mountain; comments must be received by Oct. 20, 2005. Motion by Vicki Estrada to have staff prepare a letter of support for the Gregory Mountain nomination to the National Register of Historic Places. Second by Margie; motion carried 3-0-0.

E. Announcements

- The HSB has a new member, appointed by Second District Supervisor, Dianne Jacob: Eldonna Lay.
- San Diego County Archaeological Society Meeting Tuesday, October 25, 2005 at 7:30pm – Dr. Seth Mallios will present the program: “The Historical Archaeology of Nate Harrison”. Meeting will be at Rancho Penosquitos Ranch house.
- Vista Antique Steam & Gas Engine Museum; parade of tractors; October 22-23.
- SWCA Environmental Consultants, seminar to include Traditional Cultural Properties and Resource Management; Dr. Thomas King will be one of the speakers; Nov 9-12, 2005.
- Pasadena Bungalow Heaven Tour, October 21-23, 2005; Lectures, tours, vendors.
- HSB website is almost up and running. <http://www.co.san-diego.ca.us/dplu/Resource/4~historic/4~historic.html>

ITEM 2 – PUBLIC COMMENTS/PRESENTATIONS

A. Public Comment – None

B. Presentations - None

C. County Department of Parks and Recreation: Dr. Lynne Newell Christenson:

- Rancho Guajome – Redecorated to the 1880's – 1890's style; getting a new roof.
- Rancho Penosquitos – Wing C, cracked walls; funding for restoration available.
- Whaley House – Interior being restored back to Victorian era; the house is not on the National Register; however it is now part of the National Register nomination that State Parks prepared for Old Town; they extended the Old Town boundary to include the Whaley House and the Derby-Pendleton house.
- Bancroft Ranch House – Status of Community Development Block Grant-dropped grant request because of overwhelming requirements for use following restoration.

ACTION ITEMS

ITEM 3 – MAJOR THOMAS R. AND MARY N. BARTLETT HOUSE MAA 05-004

Applicant: Legacy 106, Inc., Ronald V. May, RPA on behalf of owners Stephen M. Hubbard and Janet G. Patzer

Location: 10413 Grandview Drive, La Mesa, CA 92019; APN 496-242-50
Community Planning Group: Valle de Oro

Description: The Bartlett house is a good example of a 1939 transition from Mexican Hacienda Ranch to Western Ranch Style house built by Edmund J. Dunn. This resource contributes to an understanding of the architectural history of Mount Helix. Examination of the architecture of the residence reveals numerous elements of both the 1930's Mexican Hacienda Ranch and the 1940-s through 1970's Western Ranch style made famous by master architect Cliff May. It is known that Major Thomas R and Mary N. Bartlett hired builder Edmund C. Dunn to build the house. The November 10, 1939 Notice of Completion recorded Dunn as the builder. He was more famous for his association with master architect Alberto Treganza during the 1920's through 1950's. The house is a rambling U-shaped, stucco on balloon frame house with a low pitch modern Mexican-style roof tiles, has an overhanging porch corridor surrounding a terrace patio and barbeque area. A large tree grows in a planter in the patio, forming a focal point for the well-shaded courtyard. Tall eucalyptus trees border the west, just inside a five-foot stucco perimeter wall.

Staff Recommendation: Recommend placement of this house on the Local Register of Historic Resources and for participation in the Mills Act Contract.

This resource is consistent with item V (b3) of the Local Register:

- Because it exemplifies a 1939 transition from Mexican Hacienda Ranch to Western Ranch Style house. Examination of the architecture of the residence reveals numerous elements of both the 1930's Mexican Hacienda Ranch and the 1940-s through 1970's Western Ranch style made famous by master architect Cliff May.
- The period least understood for architectural historians is the pre-war 1930's, and contrary to Cliff May aficionados, a number of other important architects, designer and builders contributed to the Ranch style. The Major Thomas R. and Mary Bartlett House, therefore has the potential for contributing significantly to understanding the evolution of Western Ranch Style architecture.

Meeting notes: Owners Janet Patzer and Stephen Hubbard, and owner representative, Ronald V. May with Legacy 106, Inc. attended the meeting and were available for comment.

Board Action: Motion by Vicki Estrada to recommend placement of the Major Thomas R. and Mary N. Bartlett House, including landscaping, on the Local Register of Historic Resources and recommend approval for participation in the Mills Act Contract.

2nd by Margie Warner

Motion carried 3-0-1 (Carmen Abstained)

ITEM 4 – THE LAMB HOUSE IN FALLBROOK MAA 05-005

Applicant: Mary Polopolus

Location: 2239 Gird Road, Fallbrook, CA 92029; APN 107-220-65 and 66

Description: The Lamb House is a small one-story Victorian residence with cross-gabled tongue and groove structure. Denver O. and Lucy Gird Lamp purchased this property from H.H. Gird in December 1886 and erected their home in 1887. Denver Lamb, a Fallbrook rancher who raised cattle and grain, acquired additional acreage in 1899 from H. B. Abila and in 1909 from Andres Alvarado's estate. The Lamb House was included in the Fallbrook Historic Resources Inventory prepared for the County of San Diego by Susan H. Carrico and s. Kathleen Flanigan in September 1991 and is considered a Fallbrook Historic Resource. The significance of the property is for its Rural Architecture for the historic period of 1870 through 1940. The Lamb House is listed on the National Register of Historic Places as 3S, "appears eligible for listing in the National Register as a separate property".

Staff Recommendation: Recommend placement of this resource on the Local Register of Historic Resources and for participation in the Mills Act Contract.

Meeting notes: Property owner Mary Polopolus was available for comment; Ms. Polopolus made the decision to renovate this historic property almost from the ground up, and prepared all of the documentation submitted to the HSB.

Board Action: Motion by Margie Warner to recommend placement of the Lamb House on the Local Register of Historic Resources and recommend approval for participation in the Mills Act Contract.

2nd by Vicki Estrada

Motion carried 3-0-1 (Carmen Abstained)

DISCUSSION ITEMS

ITEM 5 – COUNTY OF SAN DIEGO’S PROCESS FOR DEMOLITION OF BUILDINGS

Description: A discussion of the County of San Diego’s process for the demolition of buildings. What happens if a building, or other structure, is historic, or potentially historic?

Discussion Notes: It has been brought to the attention of HSB staff, that the requirements for building demolition is minimal and there is a concern for the destruction of historic properties. SOHO President Beth Montes wants to begin a dialogue with the County of San Diego, starting with the HSB, about the demolition of properties within the unincorporated areas of the County. There is no demolition process in the County to ensure that historic, or potentially historic structures are not destroyed without review. Currently, the process is for the applicant to obtain a letter from SDG&E, and other utilities, that the property has been disconnected, fill out a one-page application and pay \$85. Once the demolition is completed, call the office and someone will come out and inspect the site. There is no CEQA review at all. Beth, and Vicki Estrada, suggested that the Board check with other jurisdictions, including the state. Glenn Russell suggested that SOHO prepare a letter to DPLU director Gary Pryor, with a copy to the HSB members and staff, with their concerns. Beth Montes would like to talk to the Board in the future about Historic Districts at a future meeting.

Vicki Estrada proposed that the HSB be proactive and start the process by also preparing a letter of concern regarding the demolition process. Motion by Vicki Estrada to direct staff to research ways to identify historic resources prior to demolition and to prepare a draft letter to DPLU to revise the demolition process.

2nd Paul Johnson

Motion carried 4-0-0

OTHER

STAFF COMMENTS:

- HSB staff met recently to discuss how to begin a process to inform the HSB on archaeological reports submitted to DPLU that are positive (contain archaeological sites). Many reports are submitted to DPLU that are negative; these we will inform the Board in list form; positive reports with sites that are determined to not meet the significance criteria of CEQA and/or RPO will be provided that in summary form for review and comment. Reports that report on significant sites will be provided in a more complete form.
- Dr. Lynne Christenson: concern about how determination of significance is made on archaeological sites. One defining criteria would be how many of the same type of site still exists; or that we know are preserved in some fashion. We currently do not have a list of sites that are preserved in open space.
- Dr. Glenn Russell: Currently, the County use criteria in CEQA and RPO Local Register of Historical and Archaeological Resources. These criteria can be misused. By bringing forward cultural resources reports in the future, it is the intent to give the Board, and the public, a greater opportunity to be involved in this process (of determining significance).
- Carmen Lucas: Confidentiality is a big concern. Another concern is that surveys often appear to be done when the grass is greenest and thickest and cultural resources are not often seen. I would like to know what time of year and the ground condition and visibility when surveys are done. This is information that must be included in documents provided to the Board.

ITEM 6 – FUTURE AGENDA ITEMS

- Next meeting will take place on Monday, November 21, 2005
- Edwards stone house and tower in Julian; historic designation and Mills Act Contract
- Marie Schumann-Heink and Hubert Guy Residence, 5310 Valle Vista, La Mesa; historic designation and Mills Act Contract
- Glenn Murdock House, 9441 Sunset Ave, La Mesa; historic designation and Mills Act Contract
- Hare House, 9150 Wister Drive, La Mesa, CA 91941; historic designation and Mills Act Contract
- Approval of HSB “ Information Required for Landmarking Applications”. (Note: Draft was attached to minutes)
- Vicki Estrada will conduct a PowerPoint presentation on historic landscapes. Staff will put this training on the agenda in January or February 2006.
- Vicki Estrada suggested that we should consider presenting to the Board of Supervisors a presentation and update regarding the activities of the

ITEM 7 – ADJOURNMENT

7:46 P.M.

APPROVAL OF BOARD MINUTES:

Chairman, Jim Royle

November 21, 2005

Vice-Chairman, Paul Johnson

November 21, 2005